

### **3. South County Segment**

The South County Segment (SCS) includes about 82,767 acres within the County jurisdiction in the southwest section of the County (see Figures 1-2, and 1-3 for Covered Projects and Preserve Areas). The planning area generally includes lands south of Jamacha Boulevard and South Bay Parkway, including the lower drainage basins of the Sweetwater, Otay, and the Tijuana Rivers. On the southwest, the plan includes the westernmost parcel of Otay Ranch south of Telegraph Canyon Road and extends south to the International Border south and east of Otay Lakes. To the northeast, the plan includes State, County, and other parcels on McGinty Mountain. On the east, the plan covers substantial areas south of Campo Road (State Route 94), excluding the rural communities of Jamul and Dulzura. In the extreme southeast, the plan includes Bureau of Land Management (BLM) and California Department of Forestry lands in the San Ysidro Mountains (Otay Mountain), and the lower western slopes of Tecate Mountain; it also includes BLM parcels southeast of Dulzura and north of State Route 94.

The plan includes two outlying areas on McGinty Mountain to the north and BLM lands north of Highway 94 and east of Dulzura (Engineer Springs, White Mountain).

During the development of the SCS, efforts were made to accurately reflect approved projects. This document is not intended to supersede the regulatory approval requirement for any property or to supersede any condition in existing County permits or maps. To the extent that there is a conflict between the articles of this document and permit conditions, the permit conditions shall prevail. The Otay Ranch project is the one exception to this rule. The project proponent is involved in negotiations with the County, the City of Chula Vista, and the Wildlife Agencies which will require changes to the existing plan.

Within the 82,767 acres of the SCS, the open space includes about 48,240 acres (see Table 1). The SCS covers substantial areas around the urban fringe of southwest San Diego County, from the International Border to the Sweetwater River drainage, including major parts of the San Miguel, San Ysidro and Jamul Mountains. The proposed preserve area includes much of the river bottom lands within County jurisdiction of the Otay River and the Sweetwater River above the Sweetwater Reservoir to Highway 94. Substantial habitat areas include Otay Mountain (with almost contiguous connections east toward Tecate Peak), the lower Otay River and Otay Lakes, the bulk of the Jamul Mountains, with linkages to the large area including San Miguel Mountain and upper Sweetwater River south of Highway 94 and Willow Glen Drive. These latter lands link up with U.S. Forest Service lands, including the Hauser and Pine Creek Wilderness areas, and ultimately to other State and Federal managed lands covering much of the eastern one-half of San Diego County.

The SCS presently covers five private development plans: Otay Ranch, Hidden Valley Estates, Pointe San Diego, Las Montañas, and parts of Loma del Sol. All of these projects have been designed with natural open space areas and make up the bulk of the

private preserved areas in the SCS (both on-site and off-site from the project development areas). An additional proposed private development plan, San Miguel Partners (located south of Sweetwater Reservoir) is in the planning stages in the City of Chula Vista. Although this project is currently within the County of San Diego jurisdiction, it is being preplanned by the City of Chula Vista and will likely be annexed to the City.

The SCS also includes lands owned by non-governmental entities, such as The Nature Conservancy (TNC) lands on McGinty Mountain, and private mitigation banks including those managed by The Environmental Trust (TET) on McGinty Mountain, O'Neal Canyon and Marron Valley.

The SCS also includes public lands with natural open space areas pledged for conservation purposes by the Federal BLM and Fish and Wildlife Service, State of California Department of Forestry and Department of Fish and Game, the City of San Diego, and the County of San Diego, including Rancho San Diego purchased by the County, CalTrans, and San Diego Association of Governments (SANDAG) and is now part of the National Wildlife Refuge System.

Other public agencies, including the Sweetwater Authority, the Otay Municipal Water District have prepared plans. These habitat plans will substantially add to the presently proposed preserve area extent and biological function.

### **3.1. *Key Aspects of the SCS Plan Preserve***

From northeast to west and south, the covered projects preserve substantial high value habitat areas within the SCS. On McGinty Mountain, a combination of lands owned and managed by The Environmental Trust, State of California, San Diego County and The Nature Conservancy cover much of the top of McGinty Mountain. These lands are separated from other lands in the Segment Plan Preserve by Jamul Drive and parts of rural Jamacha and Jamul. South of Jamul Drive, the approved Loma Del Sol Habitat Loss Permit (HLP) area, Las Montañas and BLM parcels form a contiguous core and linkage to Hidden Valley Estates.

Northwest of Hidden Valley Estates, undeveloped portions of the National Wildlife Refuge property cover the bottomlands and slopes along both sides of the Sweetwater River. To the northeast, north of Sweetwater Reservoir, preserved lands within Pointe San Diego extend on both sides of Jamacha Boulevard to the lower slopes of Dictionary Hill. East and south of the Sweetwater Reservoir, off-site mitigation parcels acquired by Pointe San Diego and Hidden Valley Estates, as well as Sweetwater II (part of the Rancho San Diego/RTC purchase) are included in the proposed preserve.

South of Proctor Valley, the Otay Ranch Jamul Mountains parcel (and a large BLM ownership) protect much of the Coastal sage scrub and Chaparral habitats. Immediately around Upper and Lower Otay Reservoirs, the City of San Diego and the County Park

protect substantial lake and Coastal sage scrub (CSS) vegetation. The Otay Valley parcel of Otay Ranch and the Otay River Valley Regional Park protect most of the bottom lands and lower slopes along the Otay River, including Riparian scrub, grasslands, and Coastal sage scrub.

South of Lower Otay Reservoir, BLM, County Park and County Detention Facility open space protects Coastal sage scrub habitats. The Environmental Trust, BLM, and Otay Mountain parcel of Otay Ranch protects most of the San Ysidro Mountains south of the Otay River. Farther to the east, California Department of Forestry lands link BLM lands on Otay Mountain with additional BLM lands east of Dulzura and east toward Tecate Peak.

### **3.2.      *South County Segment Biology***

The methodology for gathering data on biological resources is set out in Chapter 1, Section 1.2.1. Table 3-1 indicates regional vegetation type totals derived from the MSCP regional vegetation database and is based on individual project boundaries digitized into the Geographical Information System (GIS) database. These data are only an approximation of the areas and resources identified in original project analyses. In all cases, the original approved open space maps and resource assessments take precedence over the summary regional data presented here.

The preserve area presently includes about 48,240 acres. The native vegetation of the South County Segment is dominated by Coastal sage scrub (19,542 acres) Chaparral (18,106 acres) vegetation. Chaparral/coastal sage scrub mix comprises about 637 acres of preserve land. Additionally, the largest stands of Southern cypress woodland (5,320 acres) in the United States exist on the slopes of Otay and Tecate Peaks in the South County Segment. Grasslands comprise about 1,172 acres; greater than 200 acres of the following habitats fall within the preserve area: Coast live oak riparian forest, Riparian forest, Oak woodlands, and disturbed habitats. The remaining habitats in the preserve are less than 200 acres each (see Table 3-1).

**TABLE 3-1**  
**CONSERVATION BY PROJECT IN SOUTH COUNTY SEGMENT**

VEGETATION COMMUNITY	TOTAL SEGMENT	TOTAL PROJECTS		HIDDEN VALLEY		LAS MONTAÑAS		LOMA
		PRESERVED	TOTAL	PRESERVED	TOTAL	PRESERVED	TOTAL	PRESERVED
Maritime succulent scrub	292	179	290	0	0	0	0	0
Coastal sage scrub (CSS)	31,977	20,969	25,300	480	762	253	407	72
Chaparral	22,066	17,801	19,124	811	935	84	318	0
Chaparral/CSS	156	151	156	0	0	1	1	0
Grassland	5,645	1,223	3,105	19	109	0	0	0
Fresh water marsh	313	175	253	9	9	0	0	0
Oak riparian forest	279	212	231	0	0	20	35	0
Riparian forest	503	283	336	0	0	0	0	0
Riparian woodland	8	8	8	0	0	0	0	0
Riparian scrub	870	543	631	0	0	0	0	0
Oak woodland	341	297	297	41	41	1	1	0
Tecate cypress forest	5,650	5,349	5,356	0	0	0	0	0
Eucalyptus	53	16	35	0	0	0	0	0
Open water	1,545	932	939	0	0	0	0	0
Disturbed wetlands	91	29	34	0	0	0	0	0
Natural flood channel	191	154	159	0	0	0	0	0
Disturbed	1,277	275	448	2	19	2	19	0
Agriculture/Developed	11,491	278	5,306	4	21	8	116	0
Unknown	19	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>82,767</b>	<b>48,874</b>	<b>62,008</b>	<b>1,366</b>	<b>1,896</b>	<b>369</b>	<b>897</b>	<b>72</b>

**TABLE 3-1 (CONTINUED)**

**CONSERVATION BY PROJECT IN SOUTH COUNTY SEGMENT**

VEGETATION COMMUNITY	<u>THE POINTE</u>		<u>BLM</u>		<u>STATE OF CALIFORNIA</u>		<u>CITY OF SAN DIEGO</u>		<u>COUNTY OF</u>
	PRESERVED	TOTAL	PRESERVED	TOTAL	PRESERVED	TOTAL	PRESERVED	TOTAL	PRESERVED
Maritime succulent scrub	0	0	0	0	0	0	0	0	0
Coastal sage scrub (CSS)	426	644	4,544	4,555	280	577	3,803	3,891	312
Chaparral	44	49	11,849	11,849	1,502	1,502	837	840	15
Chaparral/CSS	0	0	22	22	0	0	3	3	0
Grassland	9	96	51	51	0	176	129	142	1
Fresh water marsh	0	1	0	0	0	5	50	50	2
Oak riparian forest	0	0	30	30	0	0	109	109	0
Riparian forest	0	0	0	0	0	0	116	116	0
Riparian woodland	0	0	0	0	0	0	0	0	0
Riparian scrub	1	11	18	18	0	5	130	133	1
Oak woodland	0	0	6	6	0	0	31	31	0
Tecate cypress forest	0	0	5,093	5,093	32	32	2	2	0
Eucalyptus	0	0	0	0	0	0	0	0	0
Open water	0	2	0	0	0	0	930	931	0
Disturbed wetlands	0	0	0	0	0	0	11	11	0
Natural flood channel	0	0	0	0	0	0	24	24	0
Disturbed	4	23	2	2	0	25	180	198	1
Agriculture/Developed	4	19	1	1	0	266	78	79	5
Unknown	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>488</b>	<b>845</b>	<b>21,616</b>	<b>21,627</b>	<b>1,814</b>	<b>2,588</b>	<b>6,433</b>	<b>6,560</b>	<b>347</b>

**TABLE 3-1 (CONTINUED)**

**CONSERVATION BY PROJECT IN SOUTH COUNTY SEGMENT**

VEGETATION COMMUNITY	TOTAL SEGMENT	<u>TNC</u>		<u>TET</u>		<u>LAMBRON</u>		<u>CUYAMA</u> PRESERV
		PRESERVED	TOTAL	PRESERVED	TOTAL	PRESERVED	TOTAL	
Maritime succulent scrub	292	0	0	0	0	0	0	0
Coastal sage scrub (CSS)	31,977	214	214	993	993	328	328	36
Chaparral	22,066	358	358	490	490	442	442	0
Chaparral/CSS	156	0	0	0	0	0	0	0
Grassland	5,645	0	0	3	3	3	3	0
Fresh water marsh	313	0	0	0	0	0	0	0
Oak riparian forest	279	0	0	0	0	0	0	2
Riparian forest	503	0	0	0	0	0	0	0
Riparian woodland	8	0	0	0	0	0	0	0
Riparian scrub	870	0	0	0	0	0	0	0
Oak woodland	341	2	2	8	8			0
Tecate cypress forest	5,650	0	0	36	36	85	85	0
Eucalyptus	53	0	0	0	0	0	0	0
Open water	1,545	0	0	0	0	0	0	0
Disturbed wetlands	91	0	0	0	0	0	0	0
Natural flood channel	191	0	0	0	0	0	0	0
Disturbed	1,277	0	0	12	12	11	11	8
Agriculture/Developed	11,491	1	1	1	1	0	0	3
Unknown	19	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>82,767</b>	<b>575</b>	<b>575</b>	<b>1,543</b>	<b>1,543</b>	<b>873</b>	<b>873</b>	<b>49</b>

**Table 3-2: Biology of the South County Segment**

HABITAT	ACRES	ACRES PRESERVED	PERCENT PRESERVED
Maritime Succulent Scrub	288	179	62%
Coastal Sage Scrub	25,255	20,642	81%
Chaparral	19,118	17,751	92%
Chaparral/Coastal Sage Scrub Mix	156	156	100%
Grassland	3,101	1,170	38%
Freshwater Marsh	254	173	68%
South California Live Oak Riparian Forest	228	209	92%
Riparian Forest	336	263	78%
Riparian Woodland	8	8	100%
Riparian Scrub	628	543	86%
Oak Woodland	298	298	100%
Tecate Cypress Forest	5,357	5,349	99.8%
Eucalyptus	36	18	50%
Open Water	937	931	99%
Disturbed Wetland	34	29	85%
Non-Vegetated Stream Channel	158	152	96%

### **3.3. Existing and Planned Land Uses Within the Segment Plan**

#### **3.3.1. Existing Land Uses within the South County Segment**

Land uses within the proposed covered projects of the SCS are generally vacant and/or used for agriculture (generally groves and grazing). The SCS covers parts of the following County planning areas: Crest-Dehesa-Harbison Canyon-Granite Hills Community Plan, Jamul-Dulzura Community Plan, Sweetwater Community Plan, and Otay Subregional Planning Area.

Existing residential uses in the area include generally urban densities adjacent to the Cities of Chula Vista and San Diego to the west; in the communities of Spring Valley and Casa de Oro (urban to rural densities) to the north; the rural communities of Jamul and Dulzura lie along Highway 94 to the east. The developing commercial/industrial land uses on Otay Mesa lie to the west along the International Boundary.

Much of the SCS is in private ownership. The largest area of land managed for resource conservation is located on Otay Mountain and is managed by the Federal Bureau of Land Management (BLM). The City of San Diego owns land around the Upper and Lower Otay Reservoirs and Marron Valley. The majority of this land is managed as a regional park by the County Department of Parks and Recreation.

#### **3.3.2. South County Segment Planned Land Uses**

In general, projects covered by the MSCP Plan in this area designated land for residential uses and associated facilities. Four projects, propose one or more golf courses. In addition, Las Montañas and Pointe San Diego propose resort facilities. Pointe San Diego includes corporate offices and a professional park. Otay Ranch, when completed, will have a full range of residential and commercial development.

#### **3.3.3. Planned Land Uses For Covered Projects**

##### **3.3.3.1. Hidden Valley Estates**

Hidden Valley Estates (SPA 88-002, TM 4761) was approved by the Board of Supervisors on July 10, 1991 for the owner/applicant, Southwest Diversified. The project proposes 438 dwelling units on 1460 acres, with additional recreation, waste water treatment, and other facilities. It is located on the north side of San Miguel Mountain and is 14 miles east of the intersection of Interstate 5 and State Highway 94 and 1 mile west of the community of Jamul. Although the project has not constructed any dwelling units, some of the mass grading has been performed.



The Hidden Valley Specific Plan area includes nine vegetation types. The area is largely undeveloped with approximately 5 percent of the area being in agricultural or developed uses. See Table 3-1 for project vegetation summary based on geographical information system analysis. Additional information about vegetation is found in the project EIR which Reported that Southern mixed chaparral, totaling 795.0 acres, is the dominant Vegetation type within the Specific Plan boundaries. Table 3-3 shows the acreages of the different vegetation types within the Specific Plan.

**Table 3-3:** Vegetation types within the Hidden Valley Specific Plan

VEGETATION TYPE	ACRES
Southern Mixed Chaparral	795
Inland sage scrub/ Disturbed inland sage scrub	536.9
Southern oak woodland	23
Engelmann oak woodland	18
Freshwater marsh/riparian scrub	2.5
Sycamore woodland	0.7
Wet meadow	0.3
Vernal pools	0.134
Agriculture	31
Disturbed habitat	53

### 3.3.3.2. *Las Montañas*

The Las Montañas project is located on both sides of State Route 94, east of eastern Jamul (and south of Steel Canyon Road), south of Jamul Drive and north of Hidden Valley Estates. The project functionally separates small rural lot development along the Steel Canyon Road and larger lot rural development to the east around State Route 94/Campo Road and the Lyons Valley Road/Indian Springs area. Rancho San Diego and Steele Canyon Estates are located to the north. The partially constructed Loma Del Sol development lies to the northwest. Property managed by the BLM abuts the southern boundary of the project and property owned by The Nature Conservancy (TNC) lies north of Jamul Drive and Lyons Valley Road (not abutting the project site). The approved open space for

Las Montañas allows undeveloped habitat linkages to open areas to the north and south, and to a lesser extent, to the southwest and northeast. Habitats to the northwest and northeast are primarily Coastal sage scrub. Oak woodland and Chaparral occur to the south and southwest.

The current proposal includes amendments to the Las Montañas Specific Plan originally approved by the Board of Supervisors in February 1984 and a modification to the Major Use Permit originally approved in August 1988. Approved land uses within the 706 acres existing Specific Plan include a 600 room resort hotel, an 18-hole golf course and club house, a nine court tennis facility, and a residential development area conceptually designated to accommodate 170 residential units. The current proposal would increase the Specific Plan area from 706 to 929 acres.

The Environmental Impact Report prepared for Las Montañas Specific Plan indicated that the Specific Plan area included 7 habitat types. The dominant vegetation type found within Las Montañas is Coastal sage scrub (totaling 382.05 acres). The remaining vegetation includes 322.80 acres of Southern mixed chaparral, 21.25 acres of Oak riparian forest, 10.55 acres of Coast live oak woodland, 0.14 acres of Mule fat scrub, 0.21 acres of Eucalyptus woodland, 0.43 acres of orchard, 2.38 acres of developed land, and 189.11 acres disturbed habitat. The area is largely undeveloped, with approximately 20 percent of the area being in agricultural or developed uses. The undeveloped portions of the area has a high habitat value, and provides habitat for 14 sensitive species of plants and animals. See Table 1 for project vegetation summary based on geographic information system analysis.

#### **3.3.3.3. *Loma Del Sol***

The Loma Del Sol Specific Plan Area is located north and south of Jamul Drive and southeast of the Sweetwater River in the Jamacha area, north of Jamul. This project, originally known as the Windmill Estates Specific Plan was approved in 1985. A subsequent Specific Plan provided for a residential development, a resort, and a 27 hole golf course. Some of the original land is currently being considered for a Specific Plan Amendment to delete the resort development and replace it with single-family homesites.

The current Loma Del Sol project discussed here applies only to the area covered by the approved Habitat Loss Permit (HLP 95-003). It is within Tentative Map 4577RPL<sup>1</sup>, which covers approximately 129.0 acres of land. Of this, 125 acres consist of high quality Coastal sage scrub, the remaining 4 acres have been previously disturbed by clearing for the improvement of the access road that traverses the property. The project provides habitat for 11 sensitive plants and animals, including the California gnatcatcher. Eight breeding pairs of gnatcatchers

were identified on-site. The HLP application covers existing legal lots. See Table 1 for a project vegetation summary based on geographic information system analysis.

The proposed project would impact a total of 17.95 acres (about 14% of site) by grading for house lots. This grading includes direct impacts to 14.28 acres of undisturbed CSS. Biological open space is proposed for 92.23 acres (71% of the site). Impacts to the remaining 14.10 acres that are not within an open space easement from fire clearing and landscaping could raise the loss of CSS to a total of 28.48 acres (approximately 22% of the undisturbed CSS). The project as proposed would also directly impact six of the eight pairs of gnatcatchers. Habitat Loss Permit 95-003 mitigates project impacts by designating undeveloped portions of the area around the existing 27 hole golf course as open space and by requiring a purchase of 19.7 acres as off-site mitigation land.

#### **3.3.3.4.        *The Pointe San Diego***

The Pointe San Diego project is located southeast and south of the intersection of Sweetwater Springs Boulevard and Jamacha Boulevard, near the north shore of Sweetwater Reservoir. The Pointe project, approved in August, 1990 includes a destination resort, corporate offices, 619 single family homes, 236 apartments, a 350,000 square foot office professional park, and an 18-hole golf course.

The environmental documentation (EIR 90-GP3) prepared for The Pointe Specific Plan included a section on biology. The EIR indicated that the proposed project would result in a significant and not mitigable impact to biology. The Board of Supervisors made overriding findings when approving the project.

Based on the data in that report, the dominant vegetation type found within the specific plan boundaries is Diegan sage scrub (Coastal sage scrub, including disturbed areas) totaling 514.1 acres. The remaining vegetation included 94.2 acres of non-native grasslands, 6.9 acres of Coastal freshwater marsh, 3.2 acres of Chamise chaparral, 2.3 acres of Southern willow scrub, 2.0 acres of open water, 0.1 acres of Southern cottonwood-willow riparian forest, and 30.5 acres of disturbed habitat.

The proposed project would impact 190 acres (37%) of the Diegan sage scrub, 94.2 acres (91%) of non-native grasslands, 6.6 acres (96%) of Freshwater marsh, 2.1 acres (91%) Southern willow scrub, 0.1 acre (100%) of Southern cottonwood-willow riparian forest, 2.0 acres (100%) of open water, 21.7 acres (71%) of the disturbed areas and no acres of the Chamise chaparral.

Sensitive species located on-site include the following plants and animals: Plants - California adolphia, Western dichondria, Coast barrel cactus, Palmer's

grapplinghook, Otay tarplant, Munz's sage, Ashy spike-moss, San Diego County needle grass, and San Diego sunflower. Animals - Western pond turtle, Northern harrier, Red-shouldered hawk, Cooper's hawk, Sharp-shinned hawk, Golden eagle, Burrowing owl and California gnatcatcher.

Development of the project would result in impacts to all of these species, but most notable would be the impacts to the gnatcatchers located on-site. Of the 28 individuals comprising 18 pairs of birds, it is estimated that 8 pairs would be displaced. The project was approved with overriding findings of public benefits. It was determined that on-site and off-site open space and revegetation programs would provide adequate mitigation for the remaining species.

#### **3.3.3.5.        *San Miguel Ranch Properties***

The San Miguel Ranch Properties consist of approximately 2,590 acres of land in the northern portion of the South County Segment. The property consists of two separate parcels both of which are included within the context of a tentative agreement between the owner, the California Department of Fish and game and the U.S. Fish and Wildlife Service. This agreement generally provides for 145 acres of open space and habitat preserve on the Southern Parcel, 166 acres of the Northern Parcel to be preserved, conservation and/or acquisition of the remainder of the Northern Parcel (approximately 1,686 acres), management of the preserved lands and retention of approved land use designations for those lands which are not successfully acquired.

#### **3.3.3.6.        *East Otay Mesa Specific Plan***

The East Otay Mesa Specific Plan sets out a comprehensive development plan for the development of approximately 3,300 acres within the East Otay Mesa Specific Plan Area. Anticipated uses are business and industrial with some low density residential. Certain steep slope and biologically sensitive resources have been identified in areas that are zoned Rural Residential and Mixed Industrial and Commercial. These areas have been given a "G" Designator and are subject to the Sensitive Resource Area Regulations of the Zoning Ordinance. The County must approve a Resource Conservation Plan before areas subject to the "G" Designator may be developed. A Resource Conservation Plan must address impacts to habitat and endangered species on the site. Certain areas may be acquired or exacted as open space as a potential means of mitigating environmental impacts of industrial or commercial development.

### 3.3.3.7. *Otay Ranch*

The Otay Ranch General Plan Amendment, proposed by Baldwin Vista Associates (now Otay Ranch L.P.), was approved by the County Board of Supervisors on October 28, 1994. The project proposes 24,000 dwelling units on 23,000 acres and includes approximately 13,000 acres of open space, a commercial village and a potential university site, with a potential final population of 68,000-70,000 persons. The approved project included a series of 15 villages, ranging from 4.5 to 18 dwelling units per acre within the core areas. These villages and other rural-density areas would allow as many as 13,144 single family units and 11,080 multi-family units. See Table 1 for a project vegetation summary based on geographic information system analysis.

While most of the Otay Ranch is within the unincorporated area, the City of Chula Vista is in the process of annexing the western portions of Otay Ranch. The Otay Ranch comprises the largest privately held ownership of Coastal sage scrub vegetation in the United States. The combination of CSS and other habitats, varying geography, and location at the boundaries of several plant floras (unique combinations of plants) make the Ranch a unique biological resource. The Otay Ranch area is divided into three major parcels: 1) Otay Valley Parcel (9,449 acres); 2) Proctor Valley Parcel (7,895 acres) and 3) San Ysidro Parcel (5,555 acres).

The dominant feature linking the three Otay Ranch parcels is the Otay River system, which includes a tributary system of canyons and drainage courses and the Otay Lakes. The size and undeveloped character of the property, its diverse terrain, its strategic location at the northern margin of Baja California habitat associations, and its links to large areas of public ownership contribute to the presence of an important and unusual assemblage of habitats and species. The following is a summary of plant communities, wildlife habitats, and sensitive species that exist on the Otay Ranch property based upon various inventories of existing resources on the site.

Otay Valley Parcel: The Otay Valley Parcel is the largest parcel of Otay Ranch, comprising 9,449 acres. This area of land is bounded by Telegraph Canyon Road on the north, Heritage Road and the Otay Landfill site on the west, Brown Field on the south, and Lower Otay Lake on the east. The Otay River Valley bisects the southern portion of this parcel east to west. Several natural landforms are situated within this parcel: Wolf Canyon, Salt Creek Canyon, Poggi Canyon, Johnson Canyon, O'Neal Canyon, and Rock Mountain. The six "out parcels" are not included in the Otay Ranch General Development Plan. They correspond to lands dedicated to reservoirs (or other facilities) in the Otay Water District and City of San Diego water system, a Federal Aviation Administration airway control facility, a rock mining quarry, and privately owned parcels.

The Otay Valley Parcel contains approximately 1,825 acres of Coastal sage scrub. Maritime succulent scrub habitat is concentrated in three general locations on the Otay Valley Parcel: in the western and eastern corners and in the central southern area, covering 285 acres in all. Other vegetation found on the Otay Valley Parcel includes 7 acres of Chamise chaparral, 1,310 acres of non-native grassland, and 12 acres of Southern willow scrub. Baccharis scrub, Baccharis floodplain scrub, and Tamarisk scrub are also present. The Otay Valley Parcel contains an area of Vernal pool habitat and associated mima mound topography. These are generally located south of the River. Recent sightings (1989 and later) of sensitive animals made on the Otay Valley Parcel include the American badger, Common barn owl, California gnatcatcher, Yellow-breasted chat, Cactus wren, Blue grosbeak, and Sage sparrow.

Proctor Valley/Jamul Mountains Parcel: The Proctor Valley Parcel comprises 7,895 acres. The Proctor Valley area is the northernmost portion of the Otay Ranch and is generally bounded by Otay Lakes Road and Lower Otay Lake to the south, the Upper Otay Lake and San Miguel Mountains to the west, the community of Jamul to the north, and vacant agricultural land to the east. The Proctor Valley Parcel also includes the Mary Birch-Patrick Estate and the "Inverted L" areas. The four out parcels encompassed by the Proctor Valley Parcel correspond to two sections of land owned by the Bureau of Land Management (BLM), a City of San Diego reservoir, and two private holdings. Major landforms include the Jamul and Callahan Mountains. It is notable that this parcel contains two separate BLM ownerships which are governed by the adopted South Coast BLM Plan and not by the Otay Ranch Plan.

The Proctor Valley Parcel contains approximately 4,843 acres of Coastal sage scrub habitat. Additional significant resources within the Proctor Valley Parcel include 569 acres of Southern mixed chaparral, approximately 49 acres of Valley needlegrass grassland, and 138 acres of Alkali meadow. Coast live oak woodland covers 176 acres in the Proctor Valley Parcel. Small areas containing Southern willow scrub and Eucalyptus can also be found. Vernal pools occur primarily on weathered alluvial soils of mesas and floodplain terraces in Proctor Valley. Recent sightings (1989 and later) of sensitive animals made on the Proctor Valley Parcel include the California gnatcatcher, Loggerhead shrike, Sage sparrow, Blue grosbeak, Two-striped garter snake, Rufous-crowned sparrow, and the Coastal rosy boa.

San Ysidro Mountains Parcel: The San Ysidro Mountains Parcel is comprised of 5,555 acres located in the southeastern portion of the project area, along the fringes of the northern foothills of the San Ysidro Mountains and Otay Mountain. The parcel is generally bounded by the eastern arm of Lower Otay Lake and vacant land along Otay Lakes Road to the north, the main body of Lower Otay Lake to the west, land owned by the BLM to the south, and vacant land just west

of the community of Dulzura to the east. Major landforms contained within this region include Little and Big Cedar Canyons and Hubbard Springs.

The San Ysidro Mountains Parcel contains important biological resources. Coastal sage scrub can be found on 3,698 acres of this parcel. Approximately 469 acres of uniform stands of Chamise occur on mesas and some gentle slopes in the Otay Lakes portion of the San Ysidro Mountains Parcel. In addition, approximately 474 acres of non-native grassland, 5 acres of Coast live oak woodland, 75 acres of Coast southern live oak riparian forest, 7 acres of Sycamore alluvial woodland, and 165 acres of Southern interior cypress forest occur on this parcel. A small number of Vernal pools occur on the level terraces south of the eastern arm of Lower Otay Reservoir. Most of these exist off-site on City of San Diego land. Some of the larger contiguous masses of habitat within the San Ysidro Mountains Parcel include numerous sensitive plants and animals. Recent sightings (1989 and later) of sensitive animals have been made on the San Ysidro Mountains Parcel, including the California gnatcatcher, Blue grosbeak, and San Diego horned lizard.

Resource Management Plan: Part of the approval of General Plan Amendment for Otay Ranch included approval of the Phase I Resource Management Plan (RMP). This is a comprehensive planning document that addresses the preservation, enhancement, and management of sensitive natural and cultural resources on the 22,899 acre Otay Ranch property.

The goal of the RMP is establishment of an open space system that will become a permanent Management Preserve dedicated to the protection and enhancement of the multiple resources present on Otay Ranch. The RMP is intended to be implemented as part of the overall integrated planning approach for Otay Ranch. A series of goals, objectives, policies and standards in the RMP address the resource protection issues.

Biogeography/Conservation Issues: The approved Plan Preserve for Otay Ranch is 11,375 acres. Together with the 1,166 acres of Limited Development Areas, a total of 12,541 acres are anticipated to be preserved in open space on Otay Ranch. The configuration of the Limited Development Areas may be revised in future, but in no case shall the acreage retained in open space be less than 396 acres.

The planned preserve area or Management Preserve plans to capture the highest value resource areas as preserved lands and concentrate development in disturbed habitat or agricultural areas. Generally, development areas are concentrated around major road systems such as Telegraph Canyon Road, East Orange Avenue, Paseo Ranchero, Otay Valley Road, Proctor Valley Road and Otay Lakes Road. Areas planned to be developed also extend to already developed areas, such as a series of villages south of Telegraph Canyon Road and residential development to the North in Chula Vista and planned development in north Proctor Valley south

of the community of Jamul. Pioneering development is planned on the north slopes of Otay Valley, the lower slopes of Proctor Valley, north and south of Otay Reservoir and along Otay Lakes Road, and on the upper east-facing slopes above Highway 94 in the eastern San Ysidro parcel.

Since the adoption of the General Development Plan, negotiations are continuing between Village Development and the Wildlife agencies which would result in additional lands in Proctor Valley, east of the approved resort, and additional lands south of Lower Otay Lake being placed in open space. In return, additional development would be approved in the Poggi Canyon area, the area on the eastern edge of Village 10 and west of Salt Creek, and a portion of Village 4, east of Rock Mountain. This project modification would require the County and the City of Chula Vista to amend the General Plan.

Since the adoption of the General Development Plan, the ownership of several properties within the Otay Ranch has passed from Village Development to other entities. These properties include lands south of Lower Otay Reservoir and the "Inverted L," which are presently shown as conserved in the Segment Plan. Should this property be developed, rather than conserved, the Wildlife Agencies would require a Major Amendment to the Segment Plan. At the County's request development bubbles for those areas within the approved Otay Ranch plan were analyzed as an alternative in the Environmental Impact Report for the unincorporated area.

The approved Otay Ranch Plan provides for up to 400 acres of active recreational land in the Otay River Valley. This land is predominantly located on the bench areas north of the Otay River floodway, on lands that have been used for agricultural purposes in the past. The actual amount of land that could be used for active recreation shall be determined in conformance with the criteria in the General Development Plan/Otay Subregional Plan through the Otay Valley Regional Park Joint Exercise of Power Agreement. Furthermore, there are requirements that provisions be made for biological connections through the active recreational areas between the Otay River and the slopes above.

Note: All conditions and exceptions listed in the Otay Ranch approval documents, including the Resource Management Plan (Volume I) are hereby incorporated by reference, with respect to easement requirements, revegetation requirements, allowed facilities within the Preserve area, etc.

#### **3.3.3.8.            *Resolution Trust Corporation/Rancho San Diego Mitigation Bank***

The County and other agencies have acquired approximately 1,853 acres of land in the Valley de Oro Community Planning Area, previously owned by the Resolution



Trust Corporation. This property, the undeveloped part of the Rancho San Diego Specific Plan, is located south of the intersection of State Route 94/Campo Road and Jamacha Road.

The site supports 1,428 acres of CSS habitat and approximately 181 acres of riparian woodland and includes other vegetation communities: Southern mixed chaparral, Coast live oak woodland, Engelmann oak woodland, scrub, freshwater marsh, and native grassland. The site may serve, initially, as a mitigation area for a number of public projects. These lands are now part of the U.S. Fish and Wildlife Service's National Wildlife Refuge.

#### **3.3.3.9.            *Otay Valley Regional Park Plan (County Jurisdiction Lands)***

The Otay Valley Regional Focused Park Concept Planning Area, including the Otay River Valley and all drainages into the valley west of the Otay Reservoirs, is located in the southern portion of San Diego County, and four miles north of the United States/Mexico International Border. The Otay Valley Regional Park (OVRP) is being planned through a Joint Exercise of Powers Agreement (JEPA) between the County of San Diego, the City of San Diego and the City of Chula Vista. According to the goal statement adopted for the OVRP, The Otay Valley Regional Park will represent one of the major open space areas within southern San Diego County linking South San Diego Bay and Lower Otay Lake. The park will fulfill the need to provide a mix of active and passive recreational activities while protecting environmentally sensitive areas, protecting cultural and scenic resources, and encouraging compatible agricultural uses in the park.

The Focused Planning Area (FPA) of the Otay Valley Regional Park was adopted by the San Diego City Council and the County Board of Supervisors in 1993.

The environmentally sensitive open space areas consists of wetland areas (including Otay River), biologically sensitive areas subject to preservation and resource enhancement, and habitat linkages. The boundaries of this area are consistent with the Multiple Habitat Planning Area (MHPA) boundary contained within the Multiple Species Conservation Program (MSCP) Plan. It may permit some active and passive recreation uses, such as trails, consistent with the guidelines of the MSCP Plan.

The proposed regional trail system is intended to link to the Bayshore Bikepath to the west and serve as a continuing link to regional trails further east. Trails within the Otay River Valley will utilize existing fire and utility roads wherever possible in order to minimize impacts.

The recreational development areas identified on the concept plan include both existing and proposed active and passive recreation sites. Many of these sites also

contain existing private development potential through zoning or development approvals and will require additional land use analysis prior to adoption of a regional park master plan.

A nature interpretive center is envisioned near the salt ponds located at the mouth of the Otay River. In addition, the Otay Ranch Resource Management Plan (RMP), Phase I calls for a nature interpretive center to be located within the open space preserve on the Otay Ranch.

The following are identified as "special study areas" on the draft concept plan. A determination of appropriate land uses for these areas will be subject to future analysis:

- Potential recreational development site located north of the Otay River, west of Beyer Way. This site will be subject to future study to determine its local/regional recreation or private development potential.
- The Otay landfill, located approximately one-half mile north of the Otay River. With ultimate closure of the landfill, potential active/passive recreation opportunities will be studied.

The part of the proposed park in County jurisdiction lies primarily east of Otay Valley Road and extends to the east side of the MSCP boundary, except for lands in the City of Chula Vista on the west side of Lower Otay Reservoir. The County jurisdiction includes the City of San Diego owned lands around the reservoir which is part of the City's Cornerstone Lands Conservation Bank. The lands in County jurisdiction are primarily in open space, riparian and disturbed riparian uses, but include a rock quarry and gun club (see below). Nearly all of the County jurisdiction land is planned for open space park uses (including habitat management), except for the following recreation uses/areas.

- a. Existing rock quarry (about 135 acres) on Rock Mountain, just east of Otay Valley Road: the quarry operation is expected to continue for about the next 50 years, after which the site may be appropriate for active recreation.
- b. The Gun Club/Bird Ranch: this area and the area immediately east (about 225 acres) has been a gun club and ranch and would not be used for habitat management purposes under the conceptual park plan.
- c. Lower Otay County Park (about 70 acres): an existing but closed camp ground to be refurbished or to be used as a site for the University of California at San Diego Environmental Sciences Research Institute.

- d. The existing County Air Park, located east of Otay Reservoir, south of Otay Lakes Road: used as a landing field and observation area for gliders and parachutists (about 60 acres).
- e. The Conceptual Park plan also includes the George F. Bailey/East Mesa Detention facility and the 120 acre mitigation/open space area located to the north of the facility (see below).

#### **3.3.3.10. County of San Diego East Mesa Detention Facility**

The East Mesa Detention Facility site is located south of Lower Otay Lake, north of O'Neal Canyon, and north east of the Donovan State Prison facility site, the lower south west slopes of the San Ysidro Mountains. The site encompasses approximately 524 acres with elevations ranging from just over 300 feet in the northwesterly corner of the site to over 1,200 feet in the eastern portion of the site. "In addition to the steep hillside terrain, the site contains an approximately 60-acre mesa and portions of two canyons" (County of San Diego, 1988). The County planned a detention facility for 6,000 inmates, 2,000 of which could be accommodated in Phase I of the project.

In 1987, the site contained substantial amounts of CSS, disturbed CSS, Chaparral, limited riparian, vernal pool, native grassland, eucalyptus grove and disturbed habitat. The site also contained 10 species of sensitive plants (all MSCP target species) and up to 15 pairs of California gnatcatchers, subsequently listed as a Federal Threatened Species. The first phase of the project was approved on June 30, 1988.

Approximately 120 acres have been set aside for open space. Additional lands will be retained as open space as mitigation for the future phases of development as depicted on the South County Segment plan maps.

#### **3.3.3.11. County of San Diego BLM/Lower Otay Reservoir Site**

This 200 acre property (APN 647-130-12) is presently owned by BLM but the County of San Diego manages the site for conservation purposes and is obtaining a patent on the property. The property will be managed by the County Department of Parks and Recreation for passive recreation and natural resource conservation."

**3.3.3.12. County of San Diego McGinty Mountain Park**

This 20.34 acre parcel is adjacent to The Nature Conservancy holdings south of McGinty Mountain. It contains Coastal sage scrub and Chaparral vegetation communities and was acquired for natural resources protection (100%).

**3.3.3.13. County of San Diego Sweetwater Regional Park**

Sweetwater Regional Park is located in the Sweetwater River Valley between the Sweetwater Reservoir on the east and I-805 on the east in the Bonita/Sunnyside area (San Diego County Parks and Recreation Department, 1989). The eastern third occupies the high, hilly ground between the reservoir and the valley below. The western two-thirds lies within the 100-year floodplain of the Sweetwater River. The County jurisdiction part of the park includes about 515 acres.

Vegetative cover on the site includes the following: about 90 acres of Coastal sage scrub, 40 acres of Maritime succulent scrub, 115 acres of Southern willow scrub, 170 acres of non-native grasslands, and about 100 acres of urban uses, including mining and intensive agriculture.

Sensitive plants present within the park include *Hemizonia conjugens*, *Ferocactus viridescens*, *Iva hayesiana*, *Adolphia californica*, *Viguiera laciniata*, *Dudleya variegata*, and *Selaginella cinerascens*. Sensitive wildlife identified in 1979 and 1988 surveys (in San Diego County Parks and Recreation Department, 1989) included: Black-tailed hare, California gnatcatcher, Coastal cactus wren, Least Bell's vireo, Yellow-breasted chat and Yellow warbler.

Existing park uses include several houses, an equestrian center, limited retail commercial, a golf driving range, a pine tree nursery, abandoned dairy buildings, trails and a campground.

**3.3.3.14. Environmental Land Solutions/The Environmental Trust Properties**

The Environmental Trust (TET) has two mitigation banks within the South County NCCP planning area: Marron Valley Mitigation Preserve and O'Neal Canyon and southerly foothills corridor.

1. Marron Valley Mitigation Preserve consists of 561 acres located just to the east of Otay Mountain and is surrounded the BLM Wildlife Study Area and the City of San Diego Marron cornerstone lands.

Regional vegetation coverage at the Marron Valley site include primarily (Interior) Sage scrub and Chaparral.

2. O'Neal Canyon and Southerly Foothills Corridor is currently about 600 acres abutting the BLM "Otay Wilderness Study Preserve" (north and south), and south of Lower Otay Lake and the County jail, and approximately north of the International Border, on the western flanks of the San Ysidro Mountains. Resources include: 217.8 acres of Diegan coastal sage scrub; 11 acres of maritime succulent scrub; 8.8 acres of Southern willow riparian scrub; 1.2 acres of California native grassland; 0.5 acres of Engelmann oak woodland; 378.5 acres of Tecate cypress woodland; 53.5 acres of Southern mixed chaparral; 36.6 acres of Chamise chaparral; 10.4 acres of Cismontane alkali wetlands; 1.4 acres freshwater marsh; and 2.7 acres of rock outcrops/cliffs.

### **3.3.4. Other Preserve Areas Within the South County Segment Planning Area**

#### **3.3.4.1. *The Nature Conservancy Lands on McGinty Mountain***

These parcels are owned in fee title by The Nature Conservancy (TNC) and total 573 acres. The northerly parcels intertwine with California Department of Fish and Game and The Environmental Trust mitigation bank parcels on the top and south side of McGinty Mountain. The County of San Diego McGinty Mountain County Park and several privately owned parcels lie in between the bulk of the northerly TNC parcels and an isolated southern parcel, although an easement for a trail covers some of the intervening parcels.

The Nature Conservancy is seeking to cooperatively manage their ownerships along with the California Department of Fish and Game (CDFG). At the present all the TNC fee-owned parcels are considered 100 percent preserved, with no exclusions except hiking trails, and passive recreational uses.

#### **3.3.4.2. *California Department of Fish and Game McGinty Mountain Ecological Reserve***

The California Department of Fish and Game owns both fee title and easements on property on McGinty Mountain. The lands covered by a Conservation Easement to the CDFG consist of 5 tax parcels and total 150.37 acres (owned by The Environmental Trust) and the lands owned in fee title consist of 86.67 acres on a single tax parcel. These lands are managed by the CDFG as the McGinty Mountain Ecological Reserve. These lands will be managed by the CDFG

consistent with the biological goals of the MSCP and will be considered 100 percent preserved.

These lands have high resource value, and because of the proximity to other lands owned and managed for natural resource values by TNC, TET, and the County of San Diego, should serve as an anchor point for additional acquisition of core and linkage habitats.

#### **3.3.4.3.        *California Department of Forestry West Tecate Peak Ownership***

The Department of Forestry owns and manages approximately 2,200 acres abutting the western boundary of BLM property on the west side of Tecate Peak . This property does not have a formal management plan but is presently used for prescribed burning, training for California Department of Forestry uses, and resource management. The site has both Chaparral and Southern Tecate cypress forest.

#### **3.3.4.4.        *Bureau of Land Management Lands in Otay Mountain Area***

The BLM adopted the South Coast Resource Management Plan and Record of Decision on May 26, 1994. This plan addressed management of approximately 296,000 acres of BLM-administered public land in the southwestern Counties of California. The San Diego County Management Area includes 65,000 acres of BLM public land, and an additional 74,000 acres of BLM split estate lands in the western portion of the County. In Split Estate lands, the Federal government still controls mineral resources, but not the surface uses of the land (these lands are not shown on the SCS maps). Most of the BLM public lands, including the largest parcels, are in the mountainous terrain lying between Interstate Highway 8 and the United States/Mexican Border. The 1994 plan identified a number of Areas of Critical Environmental Concern (ACEC), Research Natural Areas (RNAs) and Outstanding Natural Areas (ONAs) for the protection of sensitive resources and Native American religious values (see BLM, 1994). The plan identifies a number of Resource Condition Objectives and specific Land Use Allocations (and planned acquisitions).

In June 1994, the BLM, U.S. Fish and Wildlife Service, California Department of Fish and Game, San Diego Association of Governments (including the County of San Diego and the City of San Diego) signed a Memorandum of Understanding (MOU) for cooperation in habitat conservation planning and management. This includes policies dealing with diversity, coordination of land management, resolution of conflicts between land management prescriptions and conservation objectives, and cooperation in acquiring other habitat areas and corridors.

BLM has summarized details of the plan for the land within the SCS as follows:

Resource Objectives. The South Coast RMP/ROD identified the following resource condition objectives for the San Diego County Management Area:

- a. Emphasize protection and enhancement of sensitive species habitat and open space values.
- b. Improve management effectiveness within the management area through disposal of isolated parcels and consolidation of BLM public land ownership.
- c. Enhance habitats for all wildlife species, including deer and quail.
- d. Provide opportunities for low-impact recreation through provision of facilities and services.
- e. Protect Native American values associated with Caecum (Tecate Peak).

#### **3.3.4.5.            *City of San Diego Land Around Otay Lakes***

City owned lands are included in this Segment of the SCS to maintain continuity. These lands around Otay Lakes and the biological resources they support are discussed in the City of San Diego's Subarea Plan. Some of these lands are subject to a mitigation banking agreement between the City and the Wildlife Agencies called the Cornerstone Lands Agreement. These lands will form a cornerstone for a natural open space corridor in the South Bay area. Otay Lakes Road may be realigned and Proctor Valley road improved on these cornerstone lands.

#### **3.3.4.6.            *City of San Diego Marron Valley Property***

Marron Valley occupies approximately 2,300 acres in the southeastern portion of the MSCP study area.

"The large drainages through this area (e.g., the Tijuana river, Bee Canyon, and Cottonwood Creek) support significant stands of riparian habitat and function as major wildlife corridors. These riparian areas offer excellent opportunities for restoration and enhancement. Much of the area is currently leased for cattle grazing. Portions of the lands are overgrazed (Ogden field data), but likely could be restored with removal of grazing or decreased intensity and rotation of grazing. Management of this area for biological resources will pose special problems because of its remoteness and proximity to the Mexican border. Conservation of Marron Valley will provide wildlife habitat, offer opportunities for the creation and

enhancement of various habitat types (i.e., riparian, coastal sage scrub), and extend the sphere of protected lands surrounding the San Ysidro Mountains."

The City proposes no exclusions, although, in Section 8.6.5 of the MSCP, the draft plan discusses use of City Cornerstone Lands as mitigation banks for City of San Diego Public projects.

### **3.4. *Land Uses adjacent to the Preserve***

#### **3.4.1. *Compatible Uses Adjacent to the Preserve***

See Chapter 1, Section 1.10. for a discussion of Land Uses Adjacent to the Preserve.

#### **3.4.2. *Specific Project Requirements***

Otay Ranch: Allowable uses for areas adjacent to the preserve are discussed in Policies 7.1-7.3 of the Otay Ranch RMP. The edge of the preserve is defined as a strip of land 100 feet wide that surrounds the perimeter of the Management Preserve.

#### **3.4.3. *Fuel Modification***

General principles for design and management of the fuel modification zone are contained in Chapter 1, Section 1.11. Within the SCS, Otay Ranch is required to produce Fuel Management Zone Plans on a SPA by SPA basis. To the extent that these plans may affect preserve resources, they must be consistent with MSCP standards.

### **3.5. *Preserve Ownership and Conveyance***

Ownership of land and the dedication and conveyance sequence for easements within the preserve will vary depending on the project approval requirements. In some cases, the preserve open space will be retained in fee title by the project applicants or homeowners; in other cases, the fee title will be granted to a third party, including County of San Diego or a Wildlife Agency. Refer to specific project requirements for particular projects. These procedures may change with review and approval of the subarea plan or the MSCP.

Specifically, for the Otay Ranch project, the area of open space is required to be transferred to a preserve owner manager entity, with associated funding to insure adequate maintenance. For the majority of the other projects; Hidden Valley Estates, Las Montañas, Loma del Sol, and The Pointe Development, open space will be dedicated as



easements which may later be taken over by a management entity. The Rancho San Diego property will be managed by the U.S. Fish and Wildlife Service and the lands owned by the Nature Conservancy as the environmental trust will be managed by this organization or a cooperative agreement.

### **3.6.      *Land Uses Within the Preserve***

Land uses within the preserve are generally very limited, specifically those which are considered compatible with the need to permanently protect the natural resources. Land use within the preserve is discussed in Chapter 1, section 1.9

#### **3.6.1.      Public Access and Recreation**

Public access to and recreation within the preserve is discussed in Chapter 1, Section 1.9.2.

#### **3.6.2.      Infrastructure**

Location of infrastructure within the preserve is discussed in Chapter 1, Section 1.9.3.

#### **3.6.3.      Scientific and Biologic activities**

Scientific and biologic activities within the preserve are discussed in Chapter 1, Section 1.9.4.

#### **3.6.4.      Emergency, Safety and Police Services**

See Chapter 1, Section 1.9.5.

#### **3.6.5.      Specific Project Exclusions**

##### ***3.6.5.1.      Otay Ranch***

Permitted Uses. Section 5.8 of the RMP indicates that: "the primary goal of the RMP is to provide opportunities for passive recreation within the Preserve that are consistent with resource protection. In addition, 400 acres within the Preserve are available for "active recreational uses."

With respect to agricultural uses, the RMP states in Section 5.9, "Establishment of the Preserve will provide opportunities for creation of demonstration agricultural uses within the Preserve. The area in the vicinity of Bird Ranch has been identified as an area suitable for demonstration agriculture. Demonstration agricultural activities must be compatible with RMP policies and standards for resource protection and enhancement."

Revegetation of Preserve Lands. The RMP includes requirements for revegetation of certain disturbed areas to be included in the Preserve; an Appendix in the RMP discusses conceptual revegetation plans.

Permitted uses within the preserve; an interpretive center or centers, native plant nursery and/or botanical garden, active recreation not greater than 400 acres (depending on Otay Valley Regional Park design see map for location), a system of trails, motorized vehicles necessary for preserve management and emergency services, limited infrastructure crossings (see Figures 14, 15, 16 17, and 18 of RMP); limited fire roads, and ecologically necessary controlled burning. Objective 8 of the RMP lists interim uses and activities that may continue within the proposed preserve until conveyance to the Preserve Owner/Manager.

The following specific preserve exclusions have been identified for Otay Ranch.

- a. The proposed alignment for SR 125 from Otay Mesa through Otay Ranch along the preferred alignment is excluded from the Preserve area, as is the alignment for Alta Road and La Media along a near parallel alignment to the east. The specific alignments will depend on the final CalTrans and Wildlife Agency review and permit process.
- b. The Otay Ranch RMP (Page P-3, #3) contains a partial list of facilities as follows: SR 125, County Water Authority (CWA) aqueduct easements, utility easements, the Otay Valley trunk sewer, the proposed Salt Creek trunk sewer, and others (at this time, it is not known which of these potential facilities would impact the preserve area). Refer to the draft (RMP II) for specific facilities. These projects would be subject to separate permitting processes.

#### **3.6.5.2. Otay Valley Regional Park Plan (County Jurisdiction Lands)**

At present, a conceptual plan considered by the JEPAC Policy Committee for the park preliminarily identifies a number of recreational facilities as indicated above in 3.6.5.1. At present, the exact location of these recreational facilities within the park is not known. In addition to the potential recreational facilities, other facilities, listed below may be located within the river park boundary (these exclusions are in addition to the normal preserve exclusions listed above).

- a. City of San Diego Clean Water Program reclamation facility (located in the western end of the County jurisdiction lands, within the river valley (see Lettieri-McIntyre, 1994).
- b. Proposed roads crossing the river: a) Paseo Ranchero; b) La Media Road; c) State Route 125; and d) Alta Road.
- c. Other local roads and trails within the park for local access.
- d. Existing rock quarry (about 135 acres) on Rock Mountain, just east of Otay Valley Road; the quarry operation is expected to continue for about the next 50 years, after which the site may be used for active recreation.
- e. The Gun Club/Bird Ranch: This area and the area immediately east (about 225 acres) has been a gun club and ranch and would not be used for habitat management purposes under the conceptual park plan.
- f. The site for the 400 acres of active recreation in Otay Ranch has been identified for the beach areas on both sides of the Otay River.
- g. Lower Otay County Park (about 70 acres): an existing but closed camp ground; to be refurbished.
- h. The existing County Air Park, located east of Otay Reservoir, south of Otay Lakes Road: used as a landing field and observation area for gliders and parachutists (about 60 acres).
- i. The Conceptual Park plan also includes the George F. Bailey Detention facility and the 120 acre mitigation/open space area located to the north of the facility.

#### **3.6.5.3.        *Bureau of Land Management Lands in Otay Mountain Area***

The preserve exclusions are contained in the South Coast Management Plan (BLM, 1994).

#### **3.6.5.4.        *City of San Diego Land Around Otay Lakes***

The City has excluded certain utilities and public facilities from the Preserve Area. Both the County and the City of Chula Vista General Plan Circulation Elements show Proctor Valley Road with preserve areas on City of San Diego's owned land. Construction of these roads is not precluded based on the City's Cornerstone Lands Conservation Bank Agreement.

#### **3.6.5.5.        *City of San Diego Marron Valley Property***

The City has indicated that 10 percent of the site may have to be used for future water utility uses.

### **3.7.        *Preserve Lands Set Aside as the Result of Mitigation for Covered Projects***

#### **3.7.1.        *Mitigation for Covered Projects***

The following section discusses the required mitigation measures for each covered project within the South County Segment Plan.

##### **3.7.1.1.        *Hidden Valley Estates***

Mitigation for the project required 923.0 acres of on-site open space, a minimum of 246 acres of off-site mitigation (the applicants have purchased a total of 400 acres off-site habitat). In addition, the following mitigations were required: 1) on-site revegetation and enhancement plans that require a 4:1 replacement for impacts to the riparian, wetland and vernal pool habitats were required; 2) detailed landscaping plans for all man-made slopes and fire buffer areas, these plans are to utilize native plant species where feasible; 3) detailed study plan to monitor the on-site population of California gnatcatchers for a period of time up to five years beyond 80 percent occupancy of the Tentative Map; 4) an Open Space and Habitat Management Plan (approved September 8, 1992); 5) a \$20,000 deposit revolving account to fund the County of San Diego for the monitoring of the maintenance and schedules of the landscaping, sedimentation basins, native open space, and other conditions of the Specific Plan; 6) establishment of an Open Space and Habitat Management District for the long term funding of maintenance and operation of open space; 7) establishment of a separate open space and habitat management account or fund, for the deposit of fees assessments, and contributions for the ongoing annual operation of, maintenance and management costs of the designated open space areas and provide \$100,000 deposit to offset start-up costs; and 8) evidence of legal transfer of ownership of all on-site/off-site open space areas to a public or non-profit entity.

The off-site mitigation parcels total 400 acres and are located on western and northern slopes of San Miguel mountain. These off-site areas contain 6 separate high quality habitat types including: 130 acres of Diegan sage scrub, 220.2 acres of Southern mixed chaparral, 42.0 acres of Mesic north slope chaparral, 6.0 acres of Coast live oak woodland, 1.5 acres of native grasslands and 4.4 acres of Willow riparian scrub (Sweetwater Environmental Biologists, 1992). The site survey

identified 21 sensitive species, including several that would be impacted by the development of Hidden Valley Estates. These parcels provide undeveloped connections between Hidden Valley Estates and the Sweetwater River.

The open space/preserve design was approved by the Director of Planning on September 8, 1992, and an Open Space Habitat Management Plan (OSHMP) was approved by Director of Planning, on July 8, 1992. Condition 5 of SP 88-002 required an OSHMP to describe administrative and management structure, ownership and management responsibility, funding mechanism, long term maintenance, open space enhancement, amend procedure, and habitat mapping. Condition 8 of SP 88-002 also required the applicant to contribute the sum of \$100,000 to the long term open space maintenance fund, or to be used by the County to offset start-up costs related to the establishment of the funding mechanism and initial operation of the open space/habitat. Some of these funds were utilized by County staff in reviewing a proposed Sweetwater River Habitat Conservation Plan.

#### **3.7.1.2.        *Las Montañas***

The project as proposed is recommending that a combination of on-site and off-site open space and revegetation programs for mitigation of impacts to sensitive vegetation types. These measures are expected to fully mitigate the project impacts to biology to a level of less than significant

The on-site open space easements would total 535 acres (58% of the project area). Coastal sage scrub revegetation/restoration is proposed for 10 acres of man-made slopes and 80-90 acres of disturbed habitat. Coast live oak woodland and Oak riparian forest revegetation will occur on approximately 2.81 acres of disturbed areas within the project area. The project also proposes to dedicate approximately 23 acres of off-site mitigation. This 23 acres is dominated by Coastal sage scrub, smaller areas of Southern mixed chaparral and disturbed habitat. Several sensitive species were identified on-site including San Diego sagewort, Summer-holly, Rushlike bristleweed, Engelmann oak, Ashy spike-moss, San Diego viguiera, Orange-throated whiptail, and a portion of a territory of one pair of California gnatcatchers.

Impact totals and mitigation amounts for this project are based on the "screencheck draft" Environmental Impact Report and biological resource reports dated June 2, 1994 and May 19, 1994 which were prepared by Dudek and Associates. The numbers are preliminary and will be updated if necessary based on future documents.

The SPA Resolution for the approved project, Condition A. 18.a. (2) required that the "Applicant shall adopt and adhere to the Development Criteria to Protect

Natural Resources as found in Table 3 of the EIR. These criteria apply to brush removal generally and also to any project development near sensitive riparian corridors and oak stands."

Condition A. 18.b. (2) states: "In revegetation and landscaping, applicant shall use native species with high wildlife values as much as possible and avoid the use of non-native species except in situations where they provide exemplary benefits (such as protection from wildfires) and are not invasive species such as Pampas grass and French Broom."

Condition A.18.c. (2) states: "Reduce all habitat losses and degradation of habitat to the maximum extent possible."

#### **3.7.1.3.        *Loma Del Sol***

Proposed mitigation includes placing 73.35 acres into a biological open space easement. Previous Environmental Impact Reports (EIR): Loma Del Sol Residential and Golf Course Project SPA 85-05, R85-079, P85-101, TM 4577 Log Number 85-19-38; The Planning Associates, and Supplemental Environmental Impact Report: Loma del Sol Residential and Golf Course Project SPA 85-05, R85-079, P85-101, TM 4577 Log Number 85-19-38: The Planning Network) found that this mitigation would mitigate biological impacts to a level of less than significant. The applicant shall grant an open space easement over portions of TM 4577-1, Map 12676. The applicant shall obtain a Minor Deviation to revise the plot plan for Major use Permit P85-101 to show a biological open space easement over portions of the Steele Canyon Golf Course as shown on Figure 7, 8, 9, and 10 "Off-site Mitigation Areas," addendum to the EIR, dated September 21, 1995.

#### **3.7.1.4.        *The Pointe***

Mitigation for the project required both on-site and off-site open space that included 312.3 acres (includes 11.1 acres of undisturbed golf course areas) of on-site open space, a minimum of 150 acres of off-site mitigation (this requirement was proposed to be met by a 260 acre parcel purchased by the Pointe Partners located adjacent to open space within the Rancho San Diego Specific Plan Area [SPA]), and on-site revegetation and enhancement plans including the 1:1 replacement of 10.8 acres of aquatic and riparian habitat. In addition the applicant was required to establish a \$250,000 deposit or revolving account to fund monitoring of the open space easements.

The on-site open space easements will provide direct connections to off-site undeveloped areas of equal or better habitat value and provides an open space

connection between the Sweetwater Reservoir and the proposed Urban Wilderness Area of the former Rancho San Diego Specific Plan.

The off-site mitigation parcel purchased by the Pointe Partners is a 260 acre parcel located adjacent to the Sweetwater River and the Rancho San Diego Specific Plan Area. The proposed off-site open space parcel contains four native plant communities including: 150.7 acres of Diegan sage scrub, 96.3 acres of southern mixed chaparral, 4.2 acres of willow riparian scrub, 0.9 acres of Coast live-oak woodland, and 1.0 acre of native grasslands. The remainder of the parcel includes 1.6 acre area that has been graded and approximately 9.5 acres of metavolcanic rock outcrops/cliffs.

Other conditions required obtaining California Department of Fish and Game and Army Corps of Engineers permits for disturbance of Hanson's Creek, and a Cowbird trapping plan. Condition 4 of the SPA required the applicant to acquire riparian habitat at a ratio of 2.5:1 the area of Bancroft Creek Resource Protection Area, with maintenance funding or obtain approval of a Restoration Plan.

Condition A (1)(a.) of Major Use Permit 89-014 requires: "An open space easement over all areas specified as native habitat in the draft EIR."

The areas of mitigation and open space for The Pointe project are being further refined through the Habitat Loss Permit process on which agreement has been reached with the Wildlife Agencies, the applicant and the County.

#### **3.7.1.5. County of San Diego East Mesa Detention Facility**

The following mitigation measures (in the EIR) were made conditions of approval in the Major Use Permit (P88-018):

"Retain undeveloped areas in natural open space with no grading, or placement of structures allowed in those areas.

Submit for review and approval of the Department of Planning and Land Use, a protection plan for identified vernal pool habitat. This plan shall include the area to be fenced and type of fencing to be used. The area to be fenced and the design of the fence shall be reviewed and approved by a qualified biologist who shall also monitor fence installation".

Parcels totaling 120 acres north and adjacent to the site were identified for open space purposes.

### **3.7.2. Mitigation for Other Permitted Uses**

Permitted uses within the preserve area are defined above in Section 3.6. Permitted uses outside of the preserve are guided and defined by the appropriate community plan and the relevant Specific Plans. Mitigation will be required for such uses in accordance with the following guidelines:

- A. All lands included within the SCS designated for preserve or development have been the subject of negotiation and agreement with the wildlife agencies and the owners. All biological impacts outside of the preserve but within the SCS are covered in the above discussions and need no further mitigation measures than those required for those plans except for impacts to wetlands.

Mitigation for impacts to land outside of the SCS must meet the requirements of the Biological Mitigation Ordinance.

- B. Temporary impacts within the preserve shall be mitigated through the revegetation of the disturbed lands. Revegetation ratios shall be determined by the County upon review of the improvement plans, and shall base such determination on the quality and type of the habitat being disturbed.

### **3.8. Interim Protection/Long-term Protection**

Existing County regulations and ordinances, as well as project Specific Plans, will provide both interim and permanent protection. No proposed project within the SCS will be approved by the Board of Supervisors without a determination of conformance with the SCS. No grading will be done within the SCS without a determination of conformance with the SCS by the Director of the Department of Planning and Land Use of the County of San Diego.

### **3.9. Habitat Management Plan**

The general requirements for Habitat Management Plans and area specific management directives are discussed in Chapter 1, Section 1.7. Projects which have an existing habitat management plan are discussed below.

#### **3.9.1. Hidden Valley Estates**

The approved Open Space Habitat Management Plan (OSHMP) summarizes a proposed future implementation agreement as follows: "The owner and the County will enter into an Implementation Agreement with an agreed upon Habitat Operator. The purpose of this agreement is to ensure that those project conditions of approval



relative to the OSHMP will be carried out and that management of this open space in the future will be assured. This agreement will describe the role of each party in the implementation of this plan. Within this agreement will be a provision to amend or annex the plan to allow for future project participation, or for incorporation of the Hidden Valley Estates OSHMP into the broader cooperative Sweetwater-Loveland OSHMP when it is established. It also will provide for action in the future which might be necessary, such as changing program participants or the Habitat Operator, assignments and assumptions, etc., and provide that the County will have final authority over any actions relative to operation of the Hidden Valley Estates OSHMP [Summary 4., Hidden Valley Estates OSHMP, 1992]."

Relating to fire management concerns, the OSHMP further states:

4. The Habitat Operator or habitat management organization will enter into an agreement with the Rural Fire Protection District establishing responsibilities and implementing actions necessary for an effective fire management plan, for open space identified in the HCW-OSHMP consistent with the Specific Plan conditions for Hidden Valley Estates.

### **3.9.2. Otay Ranch**

See Resource Management Plan discussion (Section 3.3.3.7). The RMP also includes other resource standards: Wetlands--no net loss (Policy 2.10); Wetland Buffer Areas--"Edge Plans for SPAs" in areas adjacent to the Preserve and includes setback criteria for specific habitat types (Policy 7.1 and 9.8); Floodways--conformance to Federal and State wetlands regulations (Policies 1.5 and 2.13). The RMP (Page P-16) also lists a number of standards for protection of various sensitive habitat lands within Otay Ranch, including the following: Diegan coastal sage scrub, Maritime succulent scrub, Valley needlegrass grassland, Riparian woodlands, Southern interior forest, Oak woodlands and Vernal pools.

### **3.9.3. The Nature Conservancy Lands on McGinty Mountain**

The BLM South Coast RMP indicates that 603 acres of these lands are controlled for public purposes through a Patent (No. 04-85-0167) and limited to hiking, botanical, sight-seeing and day use.